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**EXHIBIT I**

Residential Real Estate Servicing  
3110 Guasti Road Suite 500  
Ontario, CA 91764  
Tel 800 776 7511  
Fax 714 685 7051



July 30, 2007

ROBERT SWEETING  
16077 CRETE LANE  
HUNTINGTON BEACH, CA 92649

Regarding:  
Property Address:

ROBERT SWEETING  
16077 CRETE LANE  
HUNTINGTON BEACH, CA 92649

Our Loan #:  
Policy Number:

3000857459

Dear Customer,  
Please be advised that as of July 30, 2007, Fremont Investment & Loan has assigned,  
sold, or transferred their First mortgage loan on the above referenced property to GMAC  
Mortgage, LLC.

Please issue a loss payable endorsement as follows:

GMAC Mortgage, LLC.  
Its successors and/or assigns  
P.O. Box 4025  
Coraopolis, PA 15108-6942  
800-766-4622

Should you have any questions, please feel free to contact your new Loan Service  
Center at (800) 766-4622

Sincerely,  
Fremont Investment & Loan

Serving  
Our Customers  
Since 1937  
Member FDIC

**EXHIBIT I**

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**EXHIBIT J**

RECORDING REQUESTED BY.

FIRST AMERICAN TITLE INSURANCE

WHEN RECORDED MAIL TO:  
Executive Trustee Services, LLC  
2255 North Ontario Street, Suite 400  
Burbank, California 91504-3120

THE FOLLOWING COPY OF 'NOTICE', THE ORIGINAL OF WHICH WAS  
FILED FOR RECORD ON 10/25/2007 IN THE OFFICE OF  
THE RECORDER OF ORANGE COUNTY, CALIFORNIA IS SENT TO YOU  
INASMUCH AS AN EXAMINATION IN OF THE TITLE TO SAID  
TRUST PROPERTY SHOWS YOU MAY HAVE AN INTEREST THE  
TRUSTEE'S SALE PROCEEDINGS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No.: GM-120181-C

Loan No.: 0833009962

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN  
YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION,

and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$50,235.26 as of 10/23/2007, and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the three month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact,

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.  
c/o EXECUTIVE TRUSTEE SERVICES, LLC  
5455 SAN FERNANDO MISSION BLVD., SUITE 208  
MISSION HILLS, CALIFORNIA 91345  
(818) 260-1600

EL17A 11/13/

(Page 1 of 2)

EXHIBIT J

TS NO.: GM-120181-C  
LOAN NO.: 0833009962

## NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

**Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

NOTICE IS HEREBY GIVEN: That EXECUTIVE TRUSTEE SERVICES, LLC is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 12/8/2006, executed by ROBERT SWEETING, AN UNMARRIED MAN, as Trustor, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as beneficiary, recorded 12/20/2006, as Instrument No. 2006000850787, in Book , Page , of Official Records in the Office of the Recorder of Orange County, California describing land therein as:

AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

including ONE NOTE FOR THE ORIGINAL sum of \$773,500.00 ; that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

Installment of Principal and Interest plus Impounds and/or advances which became due on 4/1/2007 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus Impounds and/or advances and late charges that become payable.

That by reason thereof, the present beneficiary under such deed of trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for same, and has deposited with said duly appointed Trustee, such deed of trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Dated: 10/23/2007

EXECUTIVE TRUSTEE SERVICES, LLC AS AGENT FOR  
BENEFICIARY

BY: \_\_\_\_\_

Myron Ravelo  
TRUSTEE SALE OFFICER

Executive Trustee Services, LLC  
2255 North Ontario Street, Suite 400  
Burbank, California 91504-3120

(818) 260-1600

Date: 11/2/2007

T.S. Number: GM-120181-C  
Loan Number: 0833009962

### DEBT VALIDATION NOTICE

1. The enclosed document relates to a debt owed to the current creditor:

**MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.**

You may send us a written request for the name and address of the original creditor, if different from the current creditor, and we will obtain and mail the information to you.

2. As of 10/23/2007 the total delinquency owed was \$50,235.26, but this amount will increase until the delinquency has been fully cured.
3. As of 11/2/2007, the amount required to pay the entire debt in full was \$825,047.32, but this amount will increase daily until the debt has been fully paid.
4. You may dispute the validity of this debt, or any portion thereof, within thirty (30) days after receiving this notice. Otherwise, we will assume that the debt is valid.
5. If you notify us in writing that you dispute all or any portion of this debt within thirty (30) days after receiving this notice, we will obtain and mail to you verification of the debt, or a copy of any judgement against you.

WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION  
WE OBTAIN WILL BE USED FOR THAT PURPOSE

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**EXHIBIT K**

RECORDING REQUESTED BY  
Executive Trustee Services, LLC

AND WHEN RECORDED MAIL TO:  
Executive Trustee Services, LLC  
2255 North Ontario Street, Suite 400  
Burbank, California 91504-3120

T.S. No. GM-120181-C  
Loan No. 0833009982

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/8/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by the duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein.

#### TRUSTOR: ROBERT SWEETING, AN UNMARRIED MAN

Recorded 12/20/2006 as Instrument No. 2006000850787 in Book , page of  
Official Records in the office of the Recorder of Orange County, California,  
Date of Sale: 3/26/2008 at 2:00 PM

Place of Sale:	At the North front entrance to the County Courthouse, 700 Civic Center Drive West, Santa Ana, California
Property Address is purported to be:	16077 CRETE LANE HUNTINGTON BEACH, CA 92649
APN #: 178-741-30	

The total amount secured by said instrument as of the time of initial publication of this notice is \$860,629.72, which includes the total amount of the unpaid balance (including accrued and unpaid interest) and reasonable estimated costs, expenses, and advances at the time of initial publication of this notice.

Date: 2/26/2008	EXECUTIVE TRUSTEE SERVICES, LLC 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120 Sale Line: 714-259-7850
Beatriz Oserio, TRUSTEE SALE OFFICER	



**EXHIBIT “B”**

1 Stuart B. Wolfe, Esq. (SBN 156471)  
2 Samantha N. Lamm, Esq. (SBN 203094)  
3 WOLFE & WYMAN LLP  
4 5 Park Plaza, Suite 1100  
5 Irvine, California 92614-5979  
6 Telephone: (949) 475-9200  
7 Facsimile: (949) 475-9203

8 Attorneys for Defendant  
9 GMAC MORTGAGE, LLC

FILED  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF ORANGE  
CENTRAL JUSTICE CENTER  
DEC 03 2009

ALAN CARLSON, Clerk of the Court  
*K Palacios*  
BY K PALACIOS

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
COUNTY OF ORANGE, CENTRAL JUSTICE CENTER - UNLIMITED

BY FAX

10 ROBERT SWEETING,

Case No.: 30-2008-00104237

11 Plaintiff,

Assigned for all purposes to:  
Judge: Hon. Randell L. Wilkinson  
Dept. C-25

12 v.

[PROPOSED] JUDGMENT BY THE  
COURT PURSUANT TO CCP § 437c

13 JASON KISHABA, an individual; SANDRA  
14 JAQUEZ, and individual, PETER SAUERACKER,  
15 an individual, INTERNATIONAL MORTGAGE,  
16 INC.; CAITLIN CHEN, an individual; FREMONT  
17 INVESTMENT AND LOAN, INC.; GMAC  
18 MORTGAGE LLC.; all persons unknown, claiming  
19 any legal or equitable right, title, estate, lien or  
interested in the property described in the complaint  
adverse to plaintiff's title, or any cloud on  
plaintiff's title thereto and DOES 1 through 25,  
inclusive,

Trial Date: November 2, 2009  
Discovery Cut-off: October 5, 2009  
Motion Cut-off: October 5, 2009

20 Defendants.

Action Filed: March 20, 2008

21  
22 On October 29, 2009, this Court granted Defendants GMAC MORTGAGE, LLC's motion  
23 for summary judgment and ordered entry of judgment in favor of GMAC MORTGAGE, LLC and  
24 against Plaintiff ROBERT SWEETING.

25 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that GMAC MORTGAGE,  
26 LLC's motion for summary judgment is granted. The Court orders that GMAC MORTGAGE, LLC  
27 have judgment entered in its favor and against Plaintiff ROBERT SWEETING who shall take  
28 nothing by way of his Complaint. The Court further orders that GMAC MORTGAGE, LLC be

00/00/0000

08:37

FIRST LEGAL SUPPORT

714 541 8182

1 entitled to recover its costs and attorney's fees in the sum of \_\_\_\_\_.

2 IT IS SO ORDERED.

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DEC 03 2009

DATED: \_\_\_\_\_

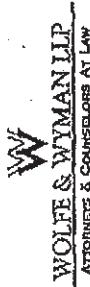
By: \_\_\_\_\_

RANDELL L. WILKINSON

Hon. Randell L. Wilkinson

Judge of the Superior Court

H:\Watters\KIMAC Mortgage Corporation (135)\089 (Sweeting)\Mleddings\MSJ\Prop Order.doc



1 PROOF OF SERVICE

2 STATE OF CALIFORNIA )  
3 COUNTY OF ORANGE ) ss.

4 I am employed in the County of Orange, State of California. I am over the age of 18 and not a party to the  
within action. My business address is 5 Park Plaza, Suite 1100, Irvine, California 92614-5979.

5 On November 16, 2009, I served the document(s) described as [PROPOSED] JUDGMENT BY THE  
6 COURT PURSUANT TO CCP § 437c on all interested parties in said action by placing a true copy thereof in  
a sealed envelope addressed as stated on the ATTACHED SERVICE LIST.

7  BY MAIL: as follows:

8  STATE - I am "readily familiar" with Wolfe & Wyman LLP's practice of collection and processing  
9 correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same  
day with postage thereon fully prepaid at Irvine, California, in the ordinary course of business. I am aware that  
10 on motion of party served, service is presumed invalid if postal cancellation date or postage meter date is more  
than one (1) day after date of deposit for mailing in affidavit.

11  BY PERSONAL SERVICE as follows: I caused a copy of such document(s) to be delivered by hand to the  
12 offices of the addressee between the hours of 9:00 A.M. and 5:00 P.M.

13  BY EXPRESS MAIL as follows: I caused such envelope to be deposited in the U.S. Mail at Irvine, California.  
The envelope was mailed with Express Mail postage thereon fully prepaid.

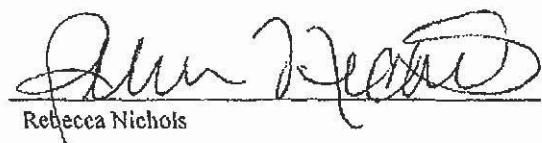
14  BY CERTIFIED MAIL as follows: I am "readily familiar" with Wolfe & Wyman LLP's practice for the  
15 collection and processing of correspondence for mailing with the United States Postal Service; such envelope  
16 will be deposited with the United States Postal Service on the above date in the ordinary course of business at  
the business address shown above; and such envelope was placed for collection and mailing, by Certified United  
17 States Mail, Return Receipt Requested, on the above date according to Wolfe & Wyman LLP's ordinary  
business practice.

18  BY OVERNIGHT COURIER SERVICE as follows: I caused such envelope to be delivered by overnight  
19 courier service to the offices of the addressee. The envelope was deposited in or with a facility regularly  
maintained by the overnight courier service with delivery fees paid or provided for.

20  BY FACSIMILE as follows: I caused such documents to be transmitted to the telephone number of the  
21 addressee listed on the attached service list, by use of facsimile machine telephone number. The facsimile  
machine used complied with California Rules of Court, Rule 2004 and no error was reported by the machine.  
Pursuant to California Rules of Court, Rule 2006(d), a transmission record of the transmission was printed.

22  STATE I declare under penalty of perjury under the laws of the State of California that the above is true  
23 and correct.

24 Executed on November 16, 2009, at Irvine, California.

  
Rebecca Nichols

## 1 SERVICE LIST

2 Orange County Superior Court - Case No. 30-2008-104237

3 Robert Sweeting v. Jason Kishaba et al.

4 W&amp;W File No. 1353-089

5 [Revised: October 15, 2009]

6 Robert Sweeting, In Pro Per T: (562) 394-8218  
16077 Crete Lane F: (714) 846-8522  
Huntington Beach, CA 92649

7 Michael Gilligan, Esq. Attorneys for Chicago Title Company  
Jacky P. Wang, Esq. T: (949) 622-4343  
8 FIDELITY NATIONAL TITLE INSURANCE F: (949) 622-5793  
17911 Von Karman Ave # 300 mgilligan@fnf.com  
Irvine, CA 92614-6253

9

10 Timothy M. Ryan, Esq. Attorneys for Fremont Investment and Loan, Inc.  
Ross Scarberry, Esq. now known as Fremont Reorganizing  
11 THE RYAN FIRM Corporation  
1100 N. Tustin Ave., Suite 200 T: (714) 666-1362  
Anaheim, CA 92807 F: (714) 666-1443

12

13 Richard D. Simpson, Jr. Attorneys for Island Source II, LLC  
WRIGHT, FINLAY & ZAK T: (949) 477-5050  
14 4665 MacArthur Court, Suite 280 F: (949) 477-9200  
Newport Beach, CA 92660

15

16 David Endres, APC Attorneys for Island Source II, LLC  
THE ENDRES LAW FIRM (Unlawful Detainer Action)  
17 2121 2<sup>nd</sup> Street, Suite C105 T: (530) 601-5156  
Davis, CA 95616

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**EXHIBIT “C”**

COURT OF APPEAL-4TH DIST DIV 8  
FILED

JUN 28 2010

Deputy Clerk

IN THE COURT OF APPEAL OF THE STATE OF CALIFORNIA  
FOURTH APPELLATE DISTRICT  
DIVISION THREE

ROBERT SWEETING,

Plaintiff and Appellant,

v.

FREMONT REORGANIZING  
CORPORATION et al.,

Defendants and Respondents.

G043281

(Super. Ct. No. 30-2008-00104237)

ORDER

This appeal was dismissed on May 20, 2010, for failure to deposit costs for the preparation of the record on appeal. (Cal. Rules of Court, rule 8.140(b)(1).) On June 22, 2010, appellant applied for relief from the dismissal and submitted a motion to consolidate this appeal with appeal number G043356. The dismissal became final as to this court on June 21, 2010 (Cal. Rules of Court, rule 8.264(b)(1)); accordingly, the application for relief is DENIED for lack of jurisdiction. The motion to consolidate this appeal with appeal number G043356 is also DENIED for lack of jurisdiction.

SILLS, P.J.

SILLS, P. J.

COPY